

056.A

0014

0012.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

235,200 / 235,200

USE VALUE:

235,200 / 235,200

ASSESSED:

235,200 / 235,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14		OLD COLONY LN, ARLINGTON

OWNERSHIP	Unit #:	12
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Owner 1: XIANG JASON	
Owner 2: ZHOU LISA CHUNHUA	
Owner 3:	

Street 1: 3 RIVER ST	
Street 2:	

Twn/City: WINCHESTER	
St/Prov: MA	Cntry:

Postal: 01890	Type:
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PREVIOUS OWNER

Owner 1: SULLIVAN JAMES P -	
Owner 2: -	

Street 1: 14 OLD COLONY LANE #12	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct					
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value												
102	0.000	235,200							Entered Lot Size										
Total Card	0.000	235,200							Total Land:										
Total Parcel	0.000	235,200							Land Unit Type:										
Source:	Market Adj Cost		Total Value per SQ unit /Card:		388.76		/Parcel: 388.7												

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT										Parcel ID		056.A-0014-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes		Date	
2020	102	FV	228,600	0	.	.	228,600	228,600	Year End Roll		12/18/2019		
2019	102	FV	210,400	0	.	.	210,400	210,400	Year End Roll		1/3/2019		
2018	102	FV	174,300	0	.	.	174,300	174,300	Year End Roll		12/20/2017		
2017	102	FV	162,200	0	.	.	162,200	162,200	Year End Roll		1/3/2017		
2016	102	FV	162,200	0	.	.	162,200	162,200	Year End		1/4/2016		
2015	102	FV	153,000	0	.	.	153,000	153,000	Year End Roll		12/11/2014		
2014	102	FV	147,100	0	.	.	147,100	147,100	Year End Roll		12/16/2013		
2013	102	FV	147,100	0	.	.	147,100	147,100			12/13/2012		

SALES INFORMATION

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif		Notes						
SULLIVAN JAMES	52859-374		5/27/2009		152,000	No	No									
	21628-167		12/1/1991		50,000	No	No	L								

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2017								
8/27/2009								
5/6/2000								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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APPRAISED: 235,200 / 235,200
 USE VALUE: 235,200 / 235,200
 ASSESSED: 235,200 / 235,200

151409
 GIS Ref
 GIS Ref
 Insp Date
 10/11/17

14819!
 PRINT Date Time
 12/10/20 19:47:44
 LAST REV Date Time
 10/11/17 08:35:33
 danam
 4819
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 14.															
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																		
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:																		
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																		
Prime Wall: 7	- Brick			A HBth: 1	Rating:																		
Sec Wall: 1	%			OthrFix: 1	Rating:																		
Roof Struct: 2	- Hip			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1															
Color: BRICK				A Kits: 1	Rating:																		
View / Desir: N	- NONE			Fpl: 0	Rating: Average																		
GENERAL INFORMATION				WSFlue: 1	Rating:																		
Grade: C	- Average			CONDOS INFORMATION																			
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear																		
Alt LUC:	Alt %:			Total Units: 1																			
Jurisdct:	Fact: .			Floor: 3	- 3rd Floor							Level FY LR DR D K FR RR BR FB HB L O											
Const Mod:				% Own: 0.552500010																			
Lump Sum Adj:				Name: 24 - 6039																			
INTERIOR INFORMATION				DEPRECIATION																			
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %	Other														
Prim Int Wall: 2	- Plaster			Functional: 1				0															
Sec Int Wall: 1	%			Economic: 1				0															
Partition: T	- Typical			Special: 1				0															
Prim Floors: 4	- Carpet			Override: 1				0															
Sec Floors: 1	%			Total: 30.6			%	Upper															
Bsmnt Flr:																							
Subfloor:																							
Bsmnt Gar:													Lvl 2										
Electric: 3	- Typical																						
Insulation: 2	- Typical																						
Int vs Ext: S																							
Heat Fuel: 3	- Electric																						
Heat Type: 6	- Elec Base/B								Lvl 1														
# Heat Sys: 1																							
% Heated: 100	% AC: 100																						
Solar HW: NO	Central Vac: NO																						
% Com Wall	% Sprinkled:																						
MOBILE HOME				Make:				Model:								Serial #:				Year:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0014-0012.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year					Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:				Total:														